PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400-/ To PERALT A DOOL IN THE FRONT YARD INSTEAD of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THEBE IS NO GOUM BEHIND FOR D POOL I HAVE A 18 YARD BEHIND HOUSE A A 3 FT BEARING WHILL + GEST OF GROUND 13 A Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm; under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: OGNIELD WILLAMIS S 1 Millem 31 yafor Petitioner Type or Print Name) tract purchaser or representative to be contacted ORDERED By The Zoning Commissioner of Baltimore County, this _____ 26th____ day of _____, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ______ day of ___August_____, 1984__, at 9:30_o'clock _A____M. Zoning Commissioner of Baltimore County. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR July 13, 1984 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #350 (1983-1984) Property Owner: Loynel D. Williams, Sr. N/WS Harford Rd. 650' N/E Hartley Mill Rd. Acres: 394.14/346.64 X 340.00/359.26 District: 11th Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject General: Baltimore County highway and utility improvements are not directly involved. Harford Road (Md. 147) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil. The Petitioner must provide necessary drainage facilities (temporary or

permanent) to prevent creating any nuisances or damages to adjacent properties,

This office has no further comment in regard to the plan submitted for Zoning

Very truly yours,

SILBERT S. BENSON, P.E., Asst. Chief

Bureau of Public Services

especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage

facilities, would be the full responsibility of the Petitioner.

GSB:EAM:FWR:ss

Q-NW Key Sheet

NE 14 & 15 G Topo 54 Tax Man

Advisory Committee review in connection with this Item 350 (1983-1984).

56 & 57 NE 27 & 28 Pos. Sheets

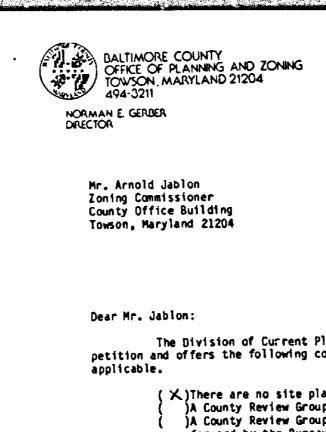
NW/S Harford Rd., 6501 OF BALTIMORE COUNTY NE of Hartley Mill Rd. (11934 Harford Road), 11th District LOYNEL D. WILLIAMS, SR., : Case No. 85-58-A :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the above-captioned matter Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phyllis Cole Friedman Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Loynel D. Williams, Sr., 11934 Harford Road, Baltimore, MD 21057, Petitioner. Peter Max Zimmerman Maryland Department of Transportation Lowell K. Bridwell Hal Kassoft **Acting Administrator** July 2, 1984 Mr. Arnold Jablon Re: ZAC Meeting of 6-26-84 Zoning Commissioner ITEM: #350. County Office Building Property Owner: Loynel D. Towson, Maryland 21204 Williams, Sr. Location: NW/S Harford Road Route 147, 650' N/E Hartle Attention: Mr. N. Commodari Mill Road Existing Zoning: R.C. 2 Proposed Zoning: Variance to permit a pool in the front yard in lieu of the required rear yard. Acres: 394.14/346.64 X 340.00/359.26 District: 11th Dear Mr. Jablon: On review of the site plan and field inspection, the State Highway Administration will require the plan to be revised. The revised plan must show a proposed 80' right-of-way for Harford Road (40' each side of the existing centerline of Harford Road). It is requested that the plan be revised prior to a hearing date being set. Very truly yours,

CL:CW:maw

Attachment

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 16, 1984 Mr. Loynel D. Williams, Sr. 11934 Harford Road CCUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Baltimore, Maryland 21057 Nicholas B. Commodar RE: Item No. 350 - Case No. 85-58-A Petitioner - Loynel D. Williams, Sr. Variance Petition Dear Mr. Williams: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of Bureau of Fire Prevention Realth Department Project Planning Building Department Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Zoning Administration Very truly yours, Micholae B. Commodare doc NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee NBC:bsc Enclosures



ME & Hartley Mill Rd. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are X)There are no site planning factors requiring comment.

)A County Review Group Meeting is required.)A County Review Group meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance or a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board) Landscaping should be provided on this site and shown on the plan.

The property is located in a deficient service area as defined by

Item # 350

7-13-84

Re: Zoning Advisory Meeting of 6-26-84

Property Owner: Lognel D. Williams, Sr. Location: news Harford Ra.

Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING / TOWSON, MARYLAND 21204

STEPHEN C. COLLINS DIRECTOR

July 23, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 346, 347, 348, 349, (350) 351, 352, 353, 354 ZAC-Meeting of June 26,198 Property Owner: Location: Existing Zoning: Proposed Zoning:

District:

The Department of Traffic Engineering has no comments for item numbers 346, 347, 348, 349, 350, 351, 352, 353, 354.

Traffic Engineering Assoc. II

APR 2 1985

Charle Ber

Access Permits

My telephone number is (301) 659-1350 By: George Wittman

Charles Lee, Chief Bureau of Engineering

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free P.O. Box 717 / 767 North Calvert St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would Acoustic and result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should xnot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28 day of August, 19 84, that the herein Petition for Variance(s) to permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject to the approval of the aforementioned site plan by the Maryland Department of Transportation.

DESCRIPTION

Eaginning at a point on the northwest side of Harford Road approximately 650 feet northeast of Hartley Mill Road and known as lot 4 of Bonaparte Estates and recorded among the land records of Baltimore County in Plat Book 48, Folio

Also known as 11934 Harford Road.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

July 3, 1984

PAUL H. REINCKE CHIFF Mr. Arnold Jablon Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chai: Zoning Plans Advisory Committee

RE: Property Owner: Loynel D. Williams, Sr.

Location: NW/S Harford Rd. 650' N/E Hartley Mill Road

Item No.: 350

Zoning Agenda: Meeting of 6/26/84

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

PETITION FOR VARIANCE

11th Election District

Avenue, Towson, Maryland

Petition for Variance to permit a pool in the front yard

Being the property of Loynel D. Williams, Sr., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be

permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at

issued within the thirty (30) day appeal period. The Zoning Commissioner

will, however, entertain any request for a stay of the issuance of said

BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

instead of the required rear yard

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Northwest side Harford Road, 650 ft. Northeast of

Room 106, County Office Building, 111 W. Chesapeake

Hartley Mill Road (11934 Harford Road)

Tuesday, August 28, 1984 at 9:30 A.M.

Petition for Variance

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

the hearing.

Loynel D. Williams, Sr.

NWS Harford Road

Variance to permit pool in front yard in lieu of rear yard

All structure shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Manniand Sedenter the Handlespeed and Agent;

D. Commercials Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. in exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings parasitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

7. Requested variance conflicts with the Baltimore County Building Code.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

1 come Fence permit required for 48" Fence around pool. Su Section 627.9 Unless pool is above ground type 48" nomer alone grade with These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING

ARNOLD JABLON ZONING COMMISSIONER

TOWSON, MARYLAND 21204

August 23, 1984

Mr. Loynel D. Williams, Sr. 11934 Harford Road Glen Arm, Maryland 21057

> Bet Patition for Variance NW/S Harford Rd., 650' NE of Hartley Mill Road (11934 Harford Road) Case No. 85-58-A

Dear Mr. Williams:

This is to advise you that \$50.03 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

No. 133267 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ing Commissioner

RECEIVED Loynel D. Williams, Sr.

6 024.00.00.50p3ta 6286F

FOR: Solvertising and posting Case #8;-58-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Arnold Jablon

TO Zoning Commissioner Date August 10, 1984 Norman E. Gerber, Director FROM Office of Planning and Zoning

Zoning Petition Nos. 85-53-A, 85-54-A, SUBJECT 85-55-A, 85-58-A, 85-61-A, and 85-62-SpH

There are no comprehensive planning factors requiring comment

Norman E. Gerber, Director Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

August 28, 1984

Mr. Loynel D. Williams, Sr. 11934 Harford Road

Baltimore, Maryland 21057

RE: Petition for Variance NW/S of Harford Rd., 650' NE of Hartley Mill Rd. (11934 Harford Rd.) 11th Election District Loynel D. Williams, Sr. - Petitioner No. 85-58-A (Item No. 350)

Dear Mr. Williams: I have this date passed my Order in the above captioned matter in accordance with

Députy Zoning Compissione

JMHJ/mc Attachments

the attached.

cc: People's Counsel

-

Mr. Loynel D. Williams, Sr. 11934 Harford Boad Glen Arm, Maryland 21057 NOTICE OF HEARING Re: Petition for Variance
NW/S Harford Road, 650° NE of Hartley
Mill Road (11934 Harford Road)
Loynel D. Williams, Sr. - Petitioner
Case No. 85-58-A TIME: 9:30 A.M. DATE: Tuesday, August 28, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland No. 130527 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 6-12-84 ACCOUNT R-01-615-670 FOR: Filey fre for ilan 350 williams C 122******35801b \$134A VALIDATION OR SIGNATURE OF CASHIER

July 31, 1984

CERTIFICATE OF PUBLICATION TOWSON, MD., August 9, 19.84 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 9, , 1984 THE JEFFERSONIAN, Being the property of Loynel D. Williams, Sr., as shown on plat plan filled with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal pariod. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown, Such request must be required in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JARLON, Zoning Commissioner of Baltimore County Aug. 8. 18 Venetouli

Cost of Advertising 1800

85-58-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of June, 1984. Zoning Commissione r's Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee Petitioner's o 85-58-A CERTIFICATE OF POSTING Loynel D. n. Illians Br. Location of property: Nue/5 Danford Ad., 650' 1. Location of Signs: frant of superty C#11934 Thereford Posted by Man J. Incliman Date of return: 5/17/34 Number of Signs:

Andrew Commence of the commenc

